

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
N/S of Charles Lane, 380' NW of
the c/l of Charlesway * DEPUTY ZONING COMMISSIONER
(21 Charles Lane) * OF BALTIMORE COUNTY
9th Election District * Case No. 91-80-A
4th Councilmanic District
Richard L. Franyo, et ux
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a rear yard setback of 12.5 feet in lieu of the required 40 feet from an unimproved right-of-way for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 22-26 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the P.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of October, 1990 that the Petition for Residential Variance to permit a rear yard setback of 12.5 feet in lieu of the required 40 feet from an unimproved right-of-way for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioners shall record a deed among the Land Records of Baltimore County which will include a new metes and bounds description for Lots 20 and 21 to form a single lot.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(410) 887-3883

J. Robert James
Zoning Commissioner

October 10, 1990



Dennis F. Rasmussen
County Executive

J. Paul Rieger, Jr., Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR RESIDENTIAL VARIANCE
N/S Charles Lane, 380' NW of the c/l of Charlesway
(21 Charles Lane)
9th Election District - 4th Councilmanic District
Richard L. Franyo, et ux - Petitioners
Case No. 91-80-A

Dear Mr. Rieger:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

cc: People's Counsel

File

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

91-80-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently or upon settlement will reside at No. 21 Charles Lane, Towson, Maryland 21204 (Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty) (see attached sheet)

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Affiant (Handwritten Signature) Richard L. Franyo
Affiant (Printed Name) Richard L. Franyo
Affiant (Handwritten Signature) Georgia A. Franyo
Affiant (Printed Name) Georgia A. Franyo

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 8th day of August, 1990, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Richard L. Franyo and Georgia A. Franyo

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 8, 1990
DATE

Susan M. Hoffman
NOTARY PUBLIC
My Commission Expires: 3/1/92

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

#16

91-80-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.C.1 and Zoning Policy S-5, to allow a setback of 12.5 feet from the edge of an unimproved right of way, in lieu of the required 40 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

(see attached sheet)

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, of this petition, and further agree to and are to be bound by the zoning regulations and restrictions Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney's telephone number

Legal Owner(s):

Richard L. Franyo

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

Attorney's telephone number

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: September 12, 1990
Posted for: Richard L. Franyo
Petitioner: Richard L. Franyo
Location of property: 21 Charles Lane, Towson, Maryland 21204
Location of Sign: 21 Charles Lane
Remarks:
Posted by: J. Robert Haines Date of return: September 17, 1990
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
121 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001-6150
Number

receipt
N^o 3255

Date: 8/22/90

HP100-076

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (IAL)	1 X	\$35.00
000 - POSTING SIGNS / ADVERTISING	1 X	\$25.00
TOTAL:		\$60.00

LAST NAME OF OWNER: FRANYO

0440480017MICHRC \$50.00
BA C002*SLPAG09-22-90
NEXT BUSINESS DAY

Cashier Validation:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

August 29, 1990

Richard L. Franyo
21 Charles Lane
Towson, Maryland 21204

John B. Howard, Esq.
210 Allegheny Avenue
Towson, Maryland 21204

Dennis F. Rasmussen
County Executive

Re: CASE NUMBER: 91-80-A
ITEM NUMBER: 76
LOCATION: N/S Charles Lane, 380' NW c/l of Charlesway
21 Charles Lane

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 12, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is September 27, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens
(301) 887-3391

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

September 18, 1990

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

Dennis F. Rasmussen
County Executive

RE: Item No. 76, Case No. 91-80-A
Petitioner: Richard L. Franyo, et ux
Petition for Residential Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Richard L. Franyo
21 Charles Lane
Towson, MD 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
22th day of August, 1990.

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Richard L. Franyo, et ux

Petitioner's Attorney: John B. Howard

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
September 11, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT OF PLANNING & ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES
SUBJECT: ZONING ITEM #: 76
PROPERTY OWNER: Richard L. Franyo, et ux
LOCATION: N/S Charles Lane, 380' NW centerline of Charlesway
(#21 Charles Lane)
ELECTION DISTRICT: 9th
COUNCILMANIC DISTRICT: 4th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- (X) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE. (SEE NOTES BELOW)
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- (X) OTHER - Property lines running thru the structures are violations of the building code, since fire walls or party walls are required on interior lot lines. They should be deleted forming a single lot. PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reinke
Chief

SEPTEMBER 6, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

RE: Property Owner: RICHARD L. FRANYO
Location: #21 CHARLES LANE
Item No.: *76 Zoning Agenda: SEPTEMBER 13, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 161 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 22

REVIEWER: Capt. J. H. Kelly 9-6-90 Noted and Approved: Capt. J. F. Brady 9-6-90
Special Inspection Division Fire Prevention Bureau

JK/EEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: September 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for September 11, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 51, 67, 72, 74, 75, 76, 77, 79, 81.

For 80-560-spha - Pizza Palace, 39 York Road - the previous County Review Group comments still apply.

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: October 12, 1990
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Richard L. Franyo, Item No. 76

The Petitioner requests a Variance to allow a setback of 12.5 ft. from the edge of an unimproved right-of-way in lieu of the required 40 ft.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM76/ZAC1

Rec
10/17/90

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 8617
TOWSON, MARYLAND 21285-8617
(301) 823-4111
FAX (301) 821-0147

WITNESSES: DIRECT NUMBER 494-9177
J. Paul Rieger, Jr.

October 17, 1990

Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner for Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

RE: Petition for Residential Variance
Richard L. Franyo, et ux - Petitioners
Case No.: 91-80-A

Dear Ms. Nastarowicz:

Enclosed, please find a copy of the recorded Deed which includes a new metes and bounds description for Lots 20 and 21, owned by the Petitioners, Richard L. Franyo and Georgia A. Franyo, his wife. The metes and bounds description forms a single lot of record, as required under Restriction No. 2 of the Findings of Fact and Conclusions of Law, issued on October 10, 1990.

Thank you for your consideration in this matter. If you should need any additional information or have any further requirements, please do not hesitate to call me at the above number.

Very truly yours,
J. Paul Rieger, Jr.

JPR:cmt
Enclosure
CC: Mr. and Mrs. Richard L. Franyo
Robert A. Hoffman, Esquire
jpr.oct.ltr.25

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
1800 MERCANTILE BANK & TRUST BUILDING
BALTIMORE, MARYLAND 21201-2978
(301) 244-7400
FAX (301) 244-7742
TELEX 998032

WITNESSES: DIRECT NUMBER 494-9177
J. Paul Rieger, Jr.

October 1, 1990

Mr. J. Robert Haines,
Baltimore County Zoning Commissioner
Office Of Planning And Zoning
Towson, Maryland 21204

RE: Item No.: 76
Case No.: 91-80-A
Richard L. Franyo, et ux
Petition For Residential Variance

Dear Commissioner Haines:

I have contacted Mr. Charles E. Burnham, Plans Review Chief, regarding the comment filed by his office on the above referenced matter. According to Mr. Burnham, the property of Mr. and Mrs. Franyo is in technical violation of the Baltimore County Building Code because the existing division line between their property (Lots Nos. 20 and 21 on the subdivision plat) runs through the existing dwelling and proposed addition.

At Mr. Burnham's suggestion, we will rectify this problem by either: (1) Recording a Deed among the Land Records of Baltimore County, which will include a perimeter description of Lots Nos. 20 and 21 thus forming a single Lot and thereby removing the previous property line, or, (2) Petitioner may seek to adjust the property line, so that the new line will not violate the Building

Mr. J. Robert Haines
Baltimore County Zoning Commissioner
October 1, 1990
Page Two

Code. In either event, the problem will be rectified prior to Petitioner's application for a building permit.

The Plat to accompany the petition for zoning variance will be changed accordingly. Copies of the revised plat and any of the relevant documentation will be forwarded to you upon their completion.

Very truly yours,
J. Paul Rieger, Jr.

JPR:cmt
CC: Mr. and Mrs. Richard L. Franyo
Ms. Julie Winiarski
John B. Howard, Esquire
Robert A. Hoffman, Esquire
jpr.ltr.38

PREPARED WITHOUT BENEFIT
OF TITLE EXAMINATION

DEED

THIS DEED, made this 10th day of October, in the year nineteen hundred and ninety, by and between RICHARD L. FRANYO and GEORGIA A. FRANYO, his wife, of Baltimore County, State of Maryland, Grantors and RICHARD L. FRANYO and GEORGIA A. FRANYO, his wife, of Baltimore County, State of Maryland, Grantees.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration, there being no actual consideration paid or to be paid in connection with this conveyance, the said RICHARD L. FRANYO and GEORGIA A. FRANYO, his wife, do grant and convey to RICHARD L. FRANYO and GEORGIA A. FRANYO, his wife, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that parcel of ground, situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described in Exhibit "A" attached hereto and expressly made a part hereof.

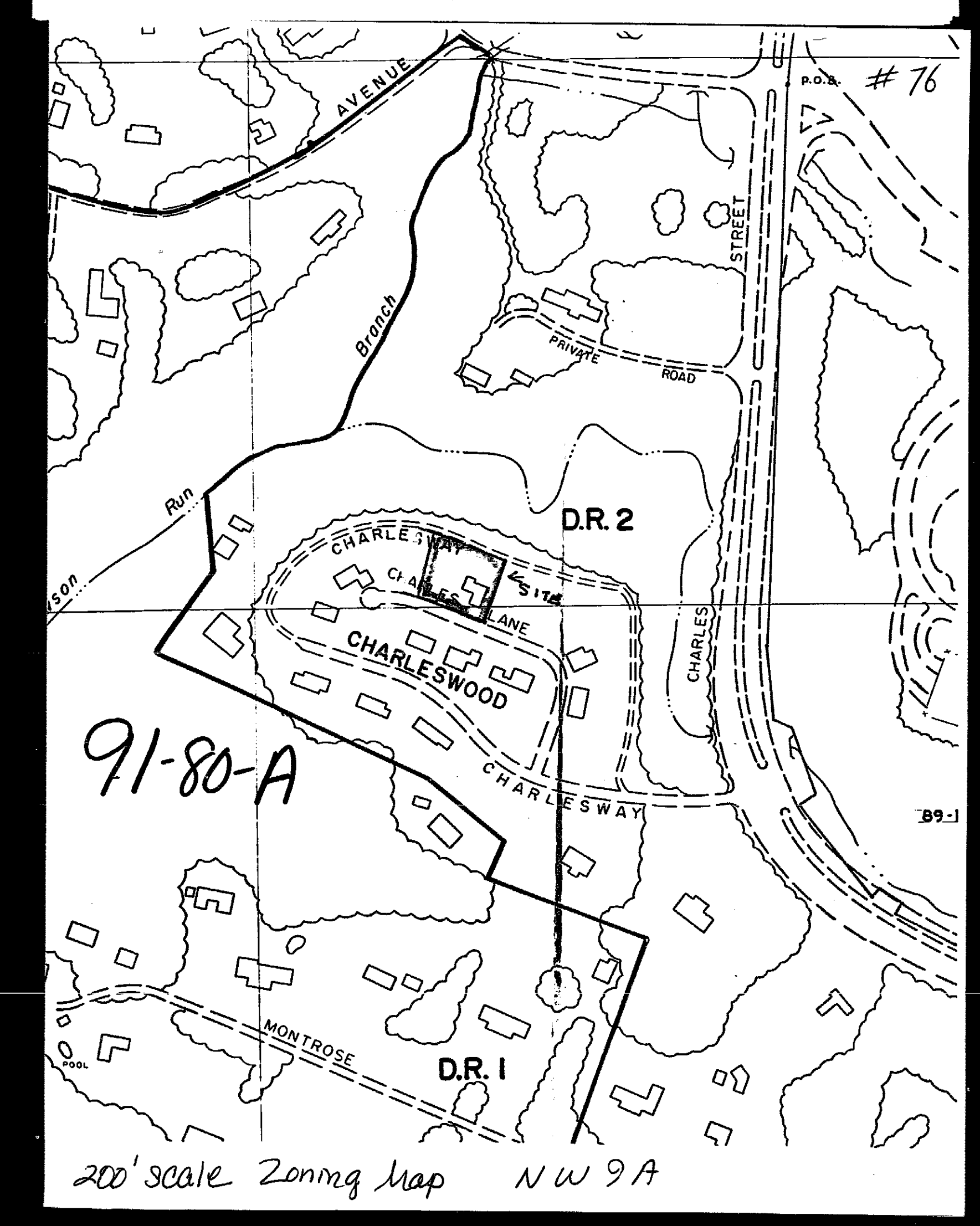
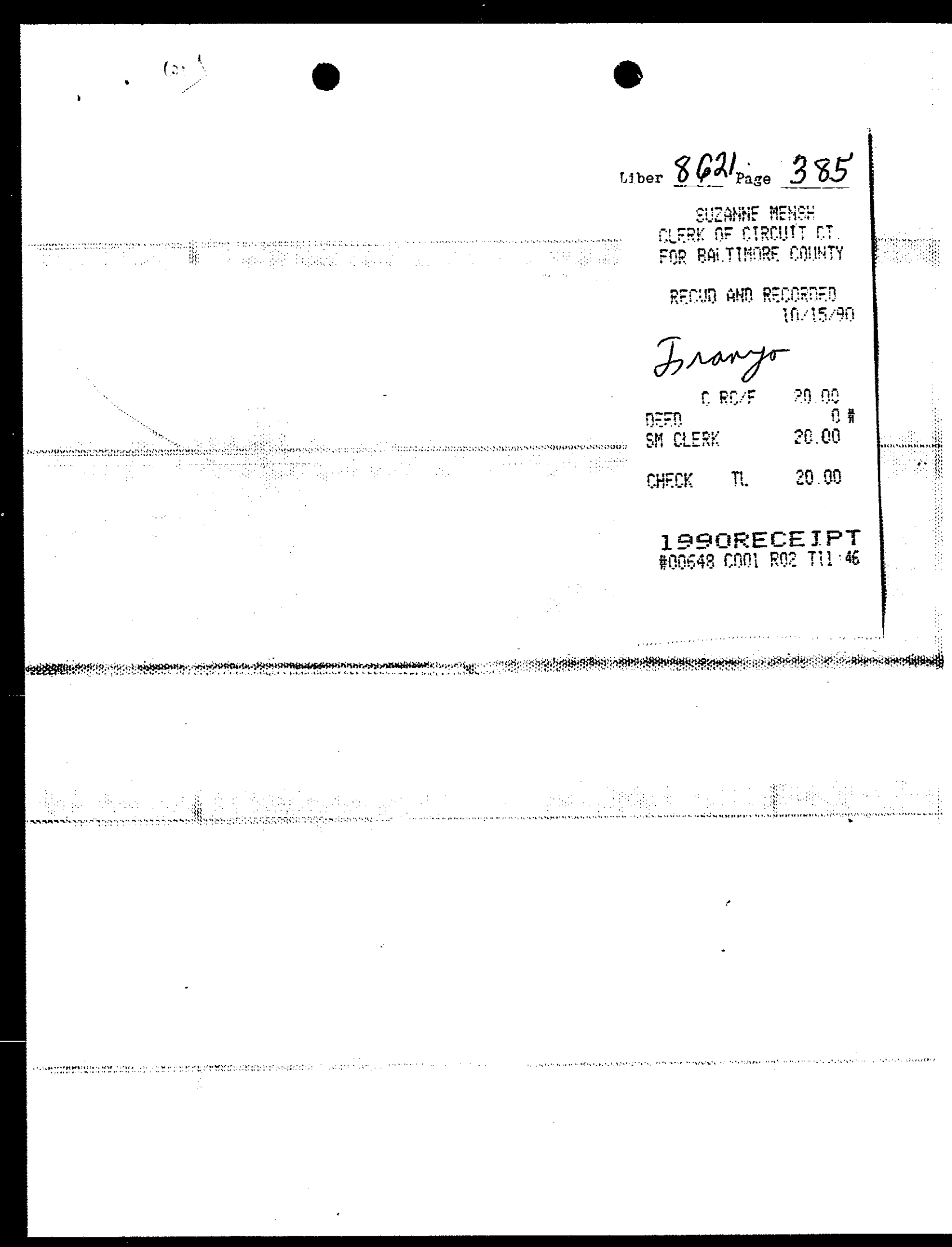
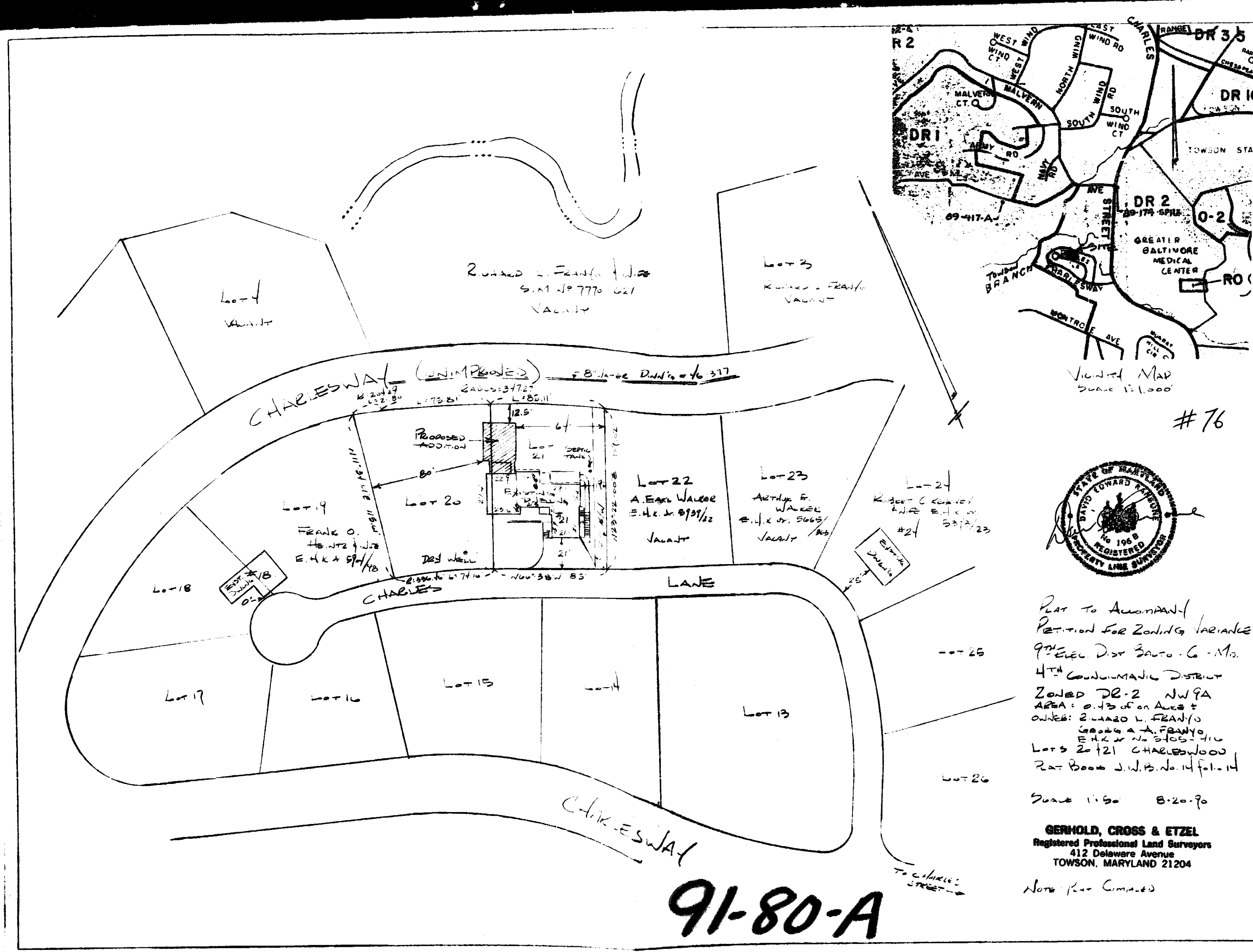
BEING all and the same property which by Deed dated October 29, 1973 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5405 folio 416 was granted and conveyed by J. Ross McComas to Richard L. Franyo, (therein referred to as Richard Louis Franyo), and Georgia A. Franyo, his wife, in fee simple.

BEING also all and the same property which by Deed dated October 25, 1978 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5951 folio 643 was granted and conveyed by J. Ross McComas, to Richard L. Franyo and Georgia A. Franyo, his wife, in fee simple.

SUBJECT to all covenants, conditions and encumbrances of record.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed, unto

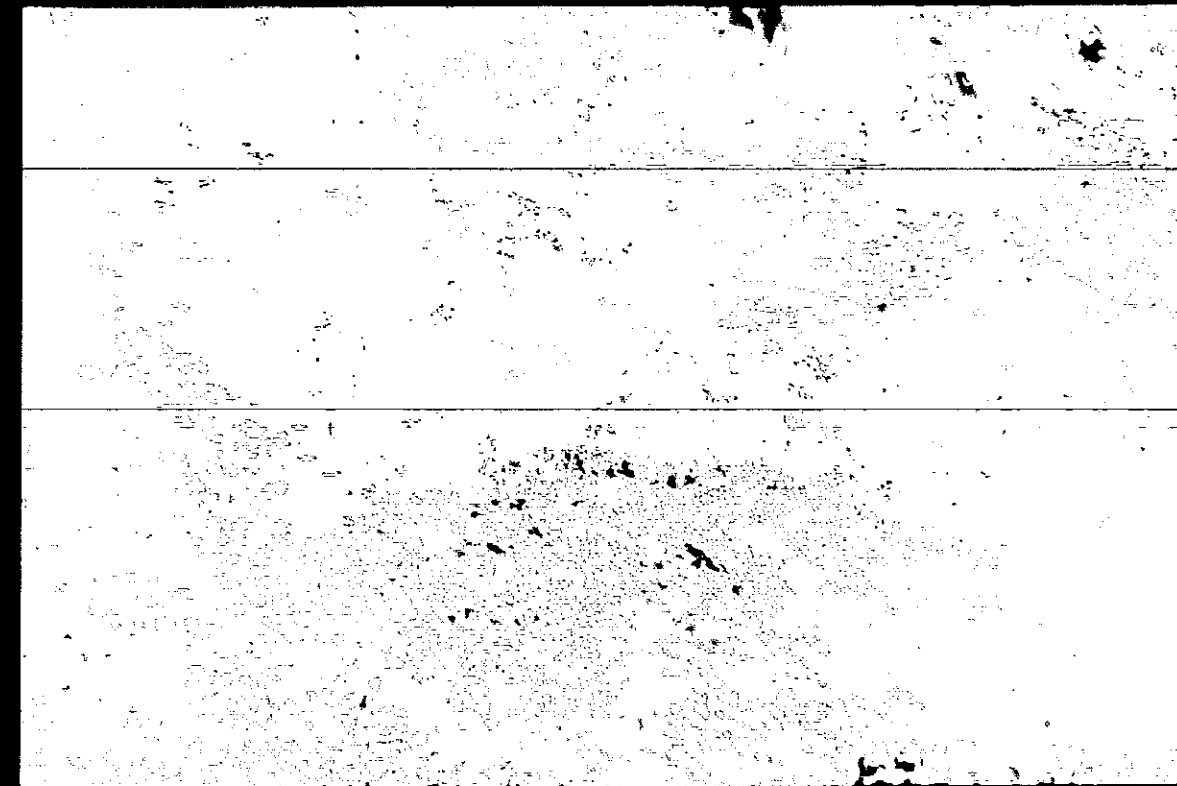


1. Looking south from road bed up to 21 Charles Lane

#16

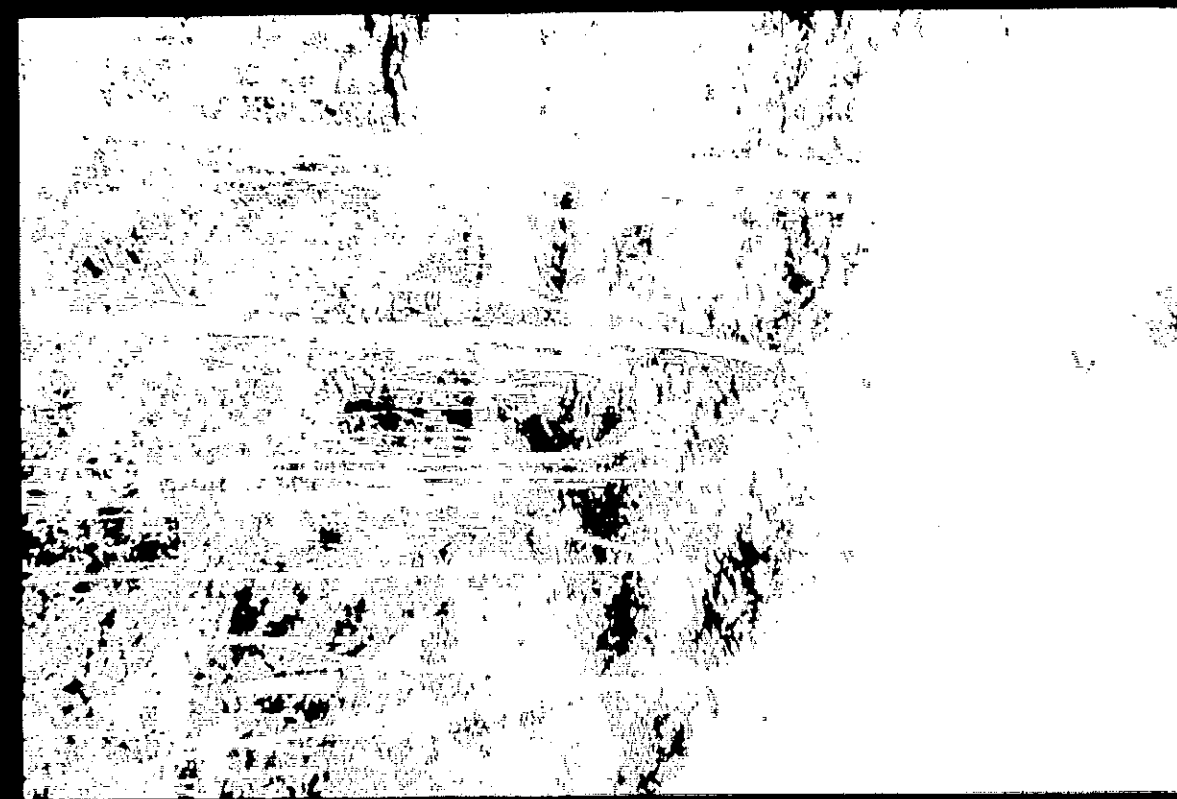


2. Shot from existing patio onto road bed - north (Charlesway)



3. Looking west along road bed (Charlesway)

Exhibit B



4. Looking north from road bed (Charlesway)

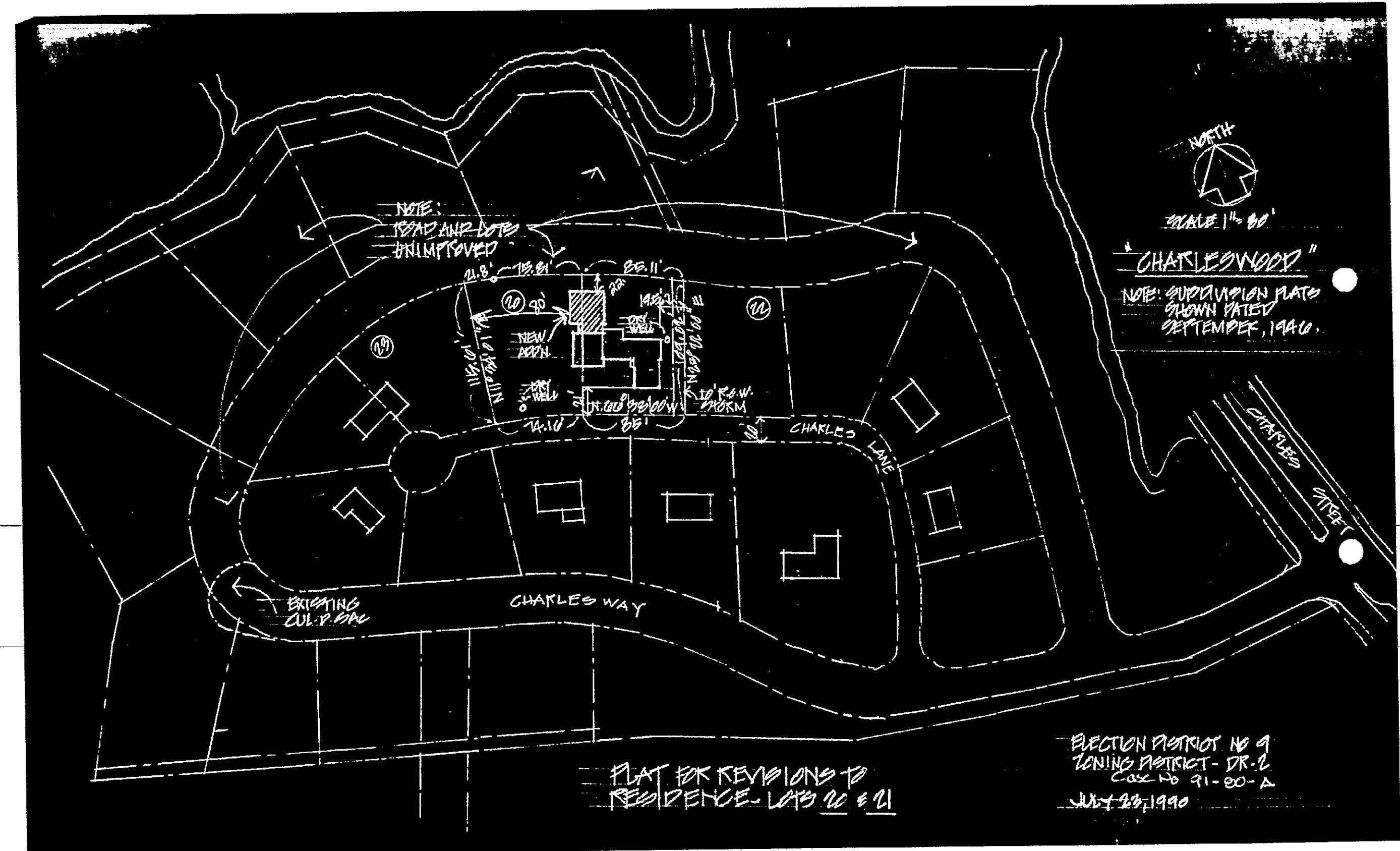
#16



5. Looking east along road bed (Charlesway)



Exhibit B





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200'

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1988

RUXTON
TOWSON

N W
9-A

91-80-A

#76